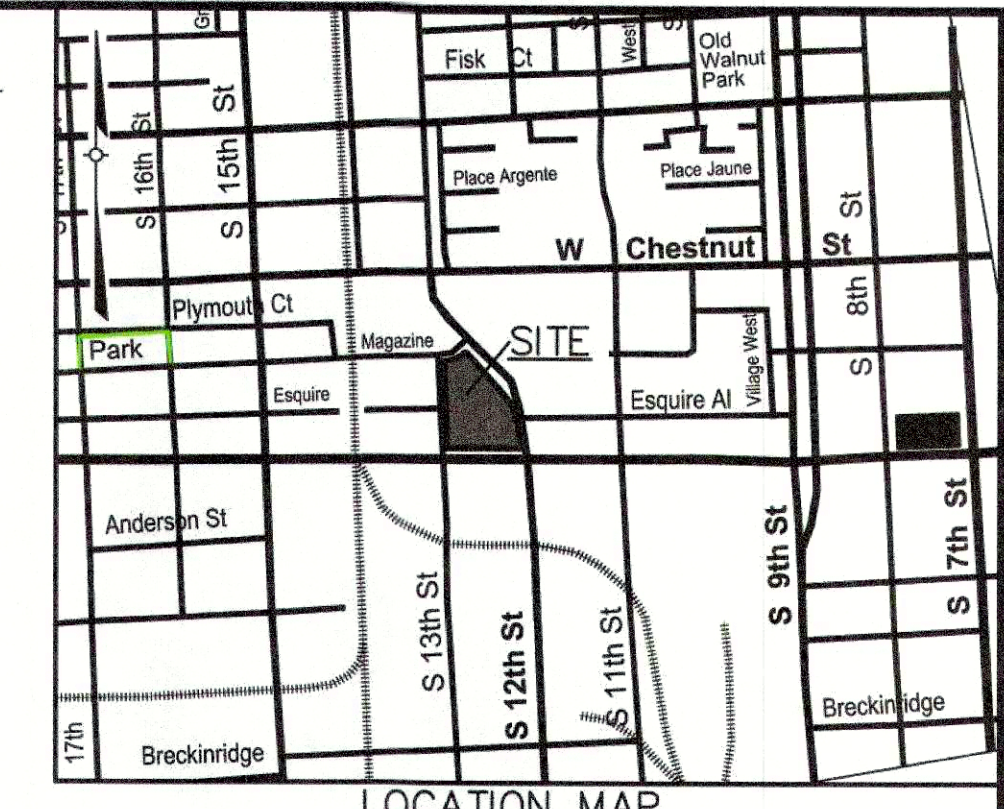


THE PURPOSE OF THIS SUBMITTAL IS TO OBTAIN RE-APPROVAL OF THE SAME PLAN FROM 20-CAT2-0008, WHICH EXPIRED IN AUGUST 2022. THE VARIANCE IS STILL VALID, BUT THE SAME WAIVERS ARE BEING REQUESTED WITH THIS PLAN



VARIANCE APPROVED: (8/3/20; 20-VARIANCE-0033)

1. A VARIANCE WAS APPROVED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 5.1.8. TO ALLOW A PROPOSED BUILDING TO EXCEED THE 5' MAXIMUM SETBACK REQUIREMENT.

WAIVERS REQUESTED:

1. A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 10.2.10 TO ALLOW PAVEMENT WITHIN THE VUA LANDSCAPE BUFFER AREA ADJACENT TO BROADWAY.
2. A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 5.5.1.A.3. AND 5.9.2.C. TO ALLOW A DRIVE LANE IN FRONT OF THE PROPOSED BUILDING.
3. A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 10.2.10 TO ALLOW EXISTING PAVEMENT AND A PROPOSED DUMPSTER TO ENCR OACH INTO THE 10' REQUIRED LANDSCAPE BUFFER AREA ALONG 13TH STREET AND BROADWAY.

PROJECT DATA

TOTAL SITE AREA	= 3.52± ACRES (153,147 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= TRADITIONAL MARKETPLACE CORRIDOR
EXISTING USE	= RETAIL
PROPOSED USE	= RETAIL AND RESTAURANT
EXISTING BLDG AREA	= 33,720 SF
PROPOSED BLDG AREA:	
BLDG #1 RETAIL/RESTAURANT	= 4,000 SF
BLDG #2 RESTAURANT	= 2,100 SF
TOTAL BLDG AREA	= 39,820 SF
FLOOR AREA RATIO	= 0.26 (5.0 MAX ALLOWED)

PARKING REQUIRED:	MIN.	MAX.
RETAIL: (33,720 SF)		
1/1,000 SF MIN.	= 34 SPACES	
1/200 SF MAX.		= 169 SPACES
RESTAURANT: (6,100 SF)		
1/1,000 SF MIN.	= 6 SPACES	
1/100 SF MAX.		= 61 SPACES
TOTAL PARKING REQUIRED	= 40 SP	= 230 SP
TOTAL PARKING PROVIDED	= 94 SP (8 ADA SP INCLUDED)	

BICYCLE PARKING REQUIRED:	
BLDG #1	= 3 LONG TERM/3 SHORT TERM
BLDG #2	= 3 LONG TERM/3 SHORT TERM
TOTAL BICYCLE PARKING REQUIRED:	= 6 LONG TERM/6 SHORT TERM
TOTAL BICYCLE PARKING PROVIDED:	= 6 SHORT TERM (6 LONG TERM PROVIDED INDOORS)

TOTAL VEHICULAR USE AREA	= 53,488 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 4,012 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 4,015 SF

EXISTING IMPERVIOUS AREA	= 119,699 SF
PROPOSED IMPERVIOUS AREA	= 117,324 SF (1.98% DECREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Concrete wheel stops or curbing at least 6 inches high and 6 inches wide shall be provided to prevent vehicles from overhanging abutting sidewalks, properties, or public rights-of-way to protect landscaped areas and to protect adjacent properties. Such wheels stops or curbing shall be located at least 3 feet from any adjacent wall, fence, property line, woody vegetation, walkway, or structure.
- Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- Construction plans, bond and KTC permit will be required prior to construction approval by MPW.
- A crossover access agreement between the subject site and 1201 W. Broadway is recorded in D.B. 5314, PG. 441.
- Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request has been approved by MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0041 E dated December 5, 2006.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- Drainage shall be designed to sheet flow to existing drainage system. Any new pipes required shall tie into existing internal system.
- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- Lowest finished floor to be at or above 455.77 and lowest machinery to be at or above 456.77.

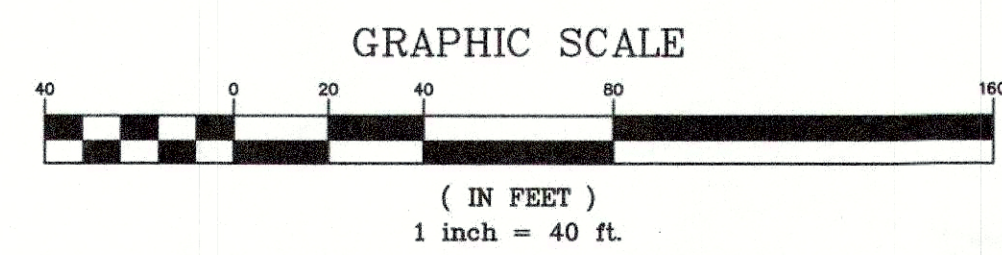
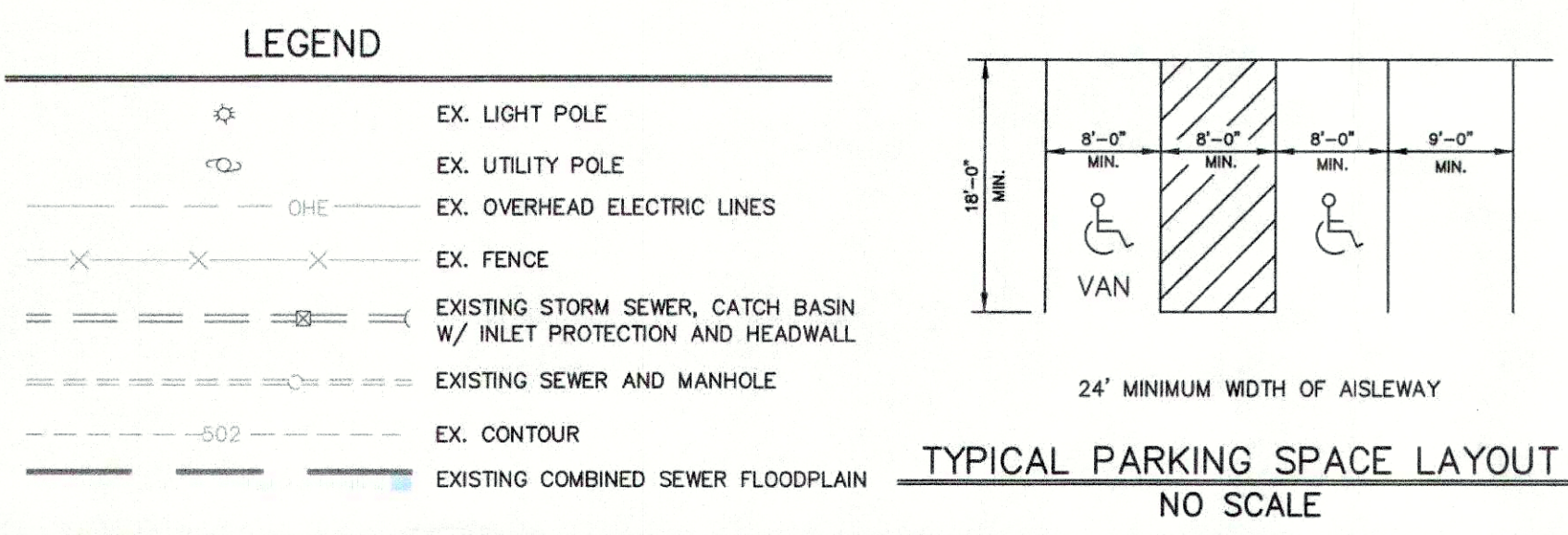
SITE ADDRESS:
1209 & 1211 W BROADWAY
LOUISVILLE, KY 40203
TAX BLOCK 013G, LOT 0193
D.B. 11235, PG. 0664

RELATED CASES:
19-CAT2-0008
19-WAIVER-0008 & 0027
20-VARIANCE-0033

CASE NUMBER:
22-CAT2-0047

COUNCIL DISTRICT - 4
FIRE PROTECTION DISTRICT - LOUISVILLE #2

WM# 12009



REVISIONS	
NO.	DESCRIPTION
1	11-6-19
2	3-9-20
3	5-27-20
4	6-18-20
5	9-26-22
6	10/14/22

PROJECT DATA	
FILE NAME:	19050-CATEGORY 2-B.dwg
SCALE:	AS SHOWN
DRAWN BY:	MM
CHECKED BY:	MM

CATEGORY 2B PLAN	
OWNER/DEVELOPER	QUADRANT HOTELS, LLC
ADDRESS	9802 BUNSEN WAY
CITY	LOUISVILLE, KY 40299

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LANDSCAPE ARCHITECTURE
505 WEST MAIN ST. SUITE 200
LOUISVILLE, KY 40202
PH: 502.444.9751 FAX: 502.444.9754
WEB SITE: WWW.LD&D-INC.COM

1209 + 1211 WEST BROADWAY
OWNER/DEVELOPER
QUADRANT HOTELS, LLC
9802 BUNSEN WAY
LOUISVILLE, KY 40299

RECEIVED
OCT 20 2022
PLANNING & DESIGN SERVICES

JOB NO. **19050**

SHEET **1** OF **1**